

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
4173 39th Street, Port Arthur, Texas
May 7, 2012**

I. CALL TO ORDER

The Board of Directors of the City of Port Arthur Section 4A Economic Development Corporation met in a Regular Meeting on Monday, May 7, 2012. The meeting was called to order at 6:00 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Aletha Kirkwood, Roosevelt Petry, Dwight Wagner, Don Page, Pat Holmes and Eli Roberts.

The invocation was given by Aletha Kirkwood.

The Pledge of Allegiance followed the Invocation

III. MINUTES

None

IV. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

None

B. COMMUNICATIONS

1. Ladies of Memorial

This request does not qualify for sponsorship by the EDC.

2. Thank You Letter – Lamar State College

Letter of appreciation for EDC support of the Annual Gala by LSCPA was given to the Board.

C. SPEAKERS

None

V. UNFINISHED BUSINESS

1. To discuss and consider terms and conditions to enter into an Economic Development Incentive Agreement with Coastal Industrial Services, Inc.
This item was tabled until further information is provided.

2. To discuss and consider the final Five Year Economic Development Strategic Plan for Goals and Objectives.
This item is tabled until a workshop is held.
3. To discuss and consider increasing the Spur 93 Business Park Assessment Fees.
A motion was made by Eli Roberts and seconded by Don Page to increase the assessment fee to \$500 per acre beginning on the January 1, 2013. The vote was unanimous. Motion carried.
4. To discuss and consider amendments to the Covenants & Restrictions of the Spur 93 Business Park.
A motion was made by Eli Roberts and seconded by Dwight Wagner to approve amending the covenants and restrictions of the Spur 93 Business Park to include the increase in assessment fees for security costs. The vote was unanimous. Motion carried.
5. To discuss and consider accepting or rejecting bids for the renovation of the Pavilion.
This item was removed until Council commits to contributing the costs of the renovation. The vote was unanimous. Motion carried.

VI. CONSENT AGENDA ITEMS

1. To discuss recommendations/ reports by the Council/ EDC Marketing Committee.
No action taken. Discussion only

VII. NON-CONSENT AGENDA ITEMS

1. To discuss and consider accepting a bid for the construction of the North Rd. in the Spur 93 Business Park.
A motion was made by Don Page and seconded by Dwight Wagner to approve awarding of the bid to Excavators & Constructors, Ltd. The vote was unanimous. Motion carried.
2. To discuss and consider requesting bids for the Landscaping of the Spur 93 Business Park.
A motion was made by Dwight Wagner and seconded by Don Page to approve requesting bids. The vote was unanimous. Motion carried.
3. To discuss and consider approving the terms and conditions of a proposed Economic Incentive Agreement with PA69, LP.
A motion was made by Eli Roberts and seconded by Dwight Wagner to approve an economic incentive in the amount of \$407,986. The vote was unanimous. Motion carried.

4. To discuss and consider approving the terms and conditions of a proposed Economic Incentive Agreement with Climate Controlled Containers.
A motion was made by Don Page and seconded by Eli Roberts to approve an economic incentive as presented by staff. The vote was unanimous. Motion carried.
5. To discuss and consider approving the terms and conditions of a proposed Economic Incentive Agreement with Willfire HC, LC.
A motion was made by Eli Roberts and seconded by Don Page to approve the terms and conditions as presented by staff. The vote was unanimous. Motion carried.
6. To discuss and consider a recommendation to approve an Operation Downtown project by DezTex Industrial Services, LLC.
A motion was made by Eli Roberts and seconded by Don Page to approve conditionally granting 25% of the project costs amounting to \$93,078. The vote was unanimous. Motion carried.
7. To discuss and consider a recommendation to approve an Operation Downtown project by Donnell Lavalais.
A motion was made by Eli Roberts and seconded by Don Page to approve conditionally granting 25% of the project costs amounting to \$9,285. The vote was unanimous. Motion carried.
8. To discuss and consider approving the Contract Close – Out with Desselle-Maggard/ Carter Chambers.
A motion was made by Don Page and seconded by Eli Roberts to approve closing of the contract. The vote was unanimous. Motion carried.
9. To discuss and consider approving the Contract Close-Out with Reliable Polymer Services.
A motion was made by Don Page and seconded by Eli Roberts to remove this item as it is not ready for closing as the contract was amended. The vote was unanimous. Motion carried.
10. To discuss and consider a recommendation from the Advertising Committee for advertisement through the Port Arthur News – Newspapers in Education Program.
A motion was made by Don Page and seconded by Eli Roberts to deny this item as it does not qualify. The vote was unanimous. Motion carried.
11. To discuss and consider requesting qualifications for all future professional services.
A motion was made by Eli Roberts and seconded by Don Page to approve requesting qualifications for all future professional services. The vote was unanimous. Motion carried.

VIII. REPORTS

1. Monthly Financial Update
Ms. Staley reported the EDC's monthly financial update.
2. Quarterly report on Landscaping of Spur 93 Business Park.
Report given by Mrs. Vaughn

IX. CLOSED SESSION (EXECUTIVE SESSION)

1. **Section 551.071 Government Code** – To discuss with Attorney Guy Goodson pending and potential litigation.
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
3. **Section 551.074 Government Code** – To discuss matters of Personnel.
 - a. CEO Evaluation
 - b. Personnel
4. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.
 - a. Tyco International
 - b. Team Industries
 - c. Coastal Industrial Services
 - d. PA69, L.P.
 - e. Gulf Copper

The Board retired to executive session at 7:53 p.m. to discuss the above mentioned items, and reconvened at 8:46 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:49 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 4th DAY OF June, 2012.



SECRETARY OF THE CORPORATION